

REPORT ON BEHALF OF THE PROJECTS & PROPERTY GROUP

SUBJECT: UPDATE ON THE DISPOSAL OF THE AUTHORITY'S PREMISES AT LONG STREET IN NEWPORT

INTRODUCTION

On the 28th March 2018 Members resolved to progress negotiations with Newport Town Council (The Council) for the grant of a new occupational lease of the Authority's former operational premises at Long Street in Newport under the principle of Community Asset Transfer (CAT).

The Council have long advocated the importance of the subject building as a hub for the delivery of local public facing services and an opinion that information to visitors should be available from the premises during the economically important summer visitor season via a traditional face to face approach.

Members are reminded that the building is presently shut. To facilitate the reopening of the premises under the long term control and management of The Council your Officers have now reached an early agreement with The Council in their capacity as a prospective tenant. In summary the proposed lease terms would see the Authority's now operationally surplus premises passing into the control of The Council for a term of 30 years on full repairing and insuring terms at a peppercorn rental. The permitted use of the building will be limited and restricted to The Council's community aims and objectives and the alienation provision will preclude The Council from assigning their lease to any third party, or granting any under lease of part or all of the building to any third party. The lease terms would also exclude the security of tenure provisions of the Landlord & Tenant Act 1954.

Financial, Risk & Compliance Considerations

Prior to identifying and selecting The Council as the preferred party with whom to progress discussions, the Authority actively and publicly promoted this Community Asset Transfer opportunity to include express reference to the Welsh Government document '*Community Asset Transfers in Wales-A Best Practise Guide March 2016*'.

Members are advised that despite selecting The Council as a preferred party, the Authority is under no obligation to proceed with them and that during the period since the March 2018 NPA meeting your Officers have made clear to The Council that the proposed lease terms as outlined above have been offered subject to obtaining a resolution of the Authority. The purpose of this report is to seek that resolution.

If Members are mindful to resolve to grant the proposed new lease, the Authority will still retain its pre-existing freehold interest albeit subject to the benefit and burden of that proposed new lease.

Human Rights/Equality Issues

No issues.

Biodiversity Implications/Sustainability Appraisal

No issues

Welsh Language Statement

No issues

RECCOMENDATION: That Members authorise Officers to proceed with the documentation of a new lease of the Authority's former operational premises comprising 1 & 2 Bank Cottages, Long Street, Newport to Newport Town Council on the terms outlined above reflecting the principle and spirit of Community Asset Transfer.